

"EXHIBIT A"

At the request of Berkeley Ward the following Deed
is received for record and Recorded Apr. 25th, 1921
at 12.10 O'Clock P.M.
Test;- Eli G. Haugh, Clerk.



This Deed, made this 4th day of April in the year nineteen hundred and twenty-one, by me Lillian L. Grossnickle, (widow) of Baltimore, ^{County} State of Maryland.

WITNESSETH;- That for and in consideration of the sum of Ten Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged, I the said Lillian L. Grossnickle do hereby grant and convey in fee simple unto Berkeley Ward of Frederick County, Maryland, all the following described lot piece or parcel of ground, situated, lying and being on the North side of Rockwell Terrace or West Third Street, extended in Frederick City, Frederick County, Maryland, and being Lot No. 15 as laid out on the Plat of Grayson H. Staley's Lots of Record in Plat Book S.T.H. No. 76 one of the land records of Frederick County, Maryland. Beginning for the same at the South-West corner of said lot No. 15, at the intersection of Rockwell Terrace and College Avenue, at a point 30 feet from the center line of Rockwell Terrace and said College Avenue, thence running North 171 feet parallel with the center line of College Avenue to a 16 foot Alley on the North. thence East by along and with said 16 foot Alley to a point 85 feet, thence South parallel with the first line of said lot 171 feet to Rockwell Terrace, thence West 85 feet to the place of beginning, Together with the buildings and improvements thereon, the rights, roads, ways, streets, alleys, sewers, privileges and appurtenances thereto belonging or in any wise appertaining, subject however to the restrictions, limitations, covenants and conditions as set forth in the deed from Grayson H. Staley and Bertha C. Staley, his wife, to George O. Grossnickle and Lillian L. Grossnickle his wife, bearing date February 20th, 1915, and recorded in Liber H.W.B. No. 312, folio 93 &c, one of the Land Records of Frederick County, Maryland,. The property hereby conveyed being the same real estate that was conveyed to said George O. Grossnickle and Lillian L. Grossnickle his wife, by deed from Grayson H. Staley and Bertha C. Staley his wife, bearing date of the 20th day of February in the year 1915, and recorded in Liber H.W.B. No. 312, folio 93 &c, one of the Land Records of Frederick County, Maryland, and the title to which the said Lillian L. Grossnickle took in fee